

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Levan King Cranston

Staff Recomm. (Abbr.): Approve CA (General Business) and F (Floodway) zoning because it is an extension of CA zoning and is consistent with existing development along Maynardville Pike.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

- 1. This proposed rezoning is consistent with the continuing transition of agricultural zoned properties to commercial along the west side of Maynardville Pike.
- 2. CA zoning is compatible with the intensity of the surrounding development and zoning pattern in the area.
- 3. Maynardville Pike has undergone substantial improvements within the last 5 years.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. The proposed amendment to CA zoning provides for general retail business and services but not for manufacturing or for processing materials other than farm products.
- 2. This area has appropriate infrastructure including roads and utilities that can support commercial development on this property.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. It is not anticipated this amendment will cause any adverse effects because CA zoning currently exists on adjacent properties, the adjacent property to the north, and several others along Maynardville Pike.
- 2. A portion of parcel 29 015 is located within a floodway. However, there is reasonably sufficient space for development outside the floodway.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. CA zoning is compatible with the existing GC (General Commercial) Sector Plan land use classification and is not in conflict with any other plans.

Action: Approved

Meeting Date: 1/13/2022

Details of Action:

Summary of Action: Approve CA (General Business) and F (Floodway) zoning because it is an extension of CA zoning and is consistent with existing development along Maynardville Pike.

Date of Approval: 1/13/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/22/2022

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: